



DEED 2015000871



JAN 05 2015 14:09 P 3

Nebr Doc
Stamp Tax

01-05-2015
Date

\$22342.50

By SB

Fee amount: 22.00
FB: 59-42341
COMP: SB

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
01/05/2015 14:09:32.00



2015000871

AFTER RECORDING RETURN TO:

First American Title Insurance Company National Commercial Services
13924 Gold Circle
Omaha, NE 68144

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Stan Olsen Auto Group, Inc., formerly known as Stan Olsen Pontiac GMC-Trucks, Inc., which was formerly known as Stan Olsen Pontiac, Inc. and Metropolitan Lincoln-Mercury, Inc., a Nebraska corporation, herein called the GRANTOR, whether one or more, in consideration of One Dollar and other valuable consideration received from GRANTEE, does grant, bargain, sell, convey and confirm unto Anderson Properties Co., a Nebraska general partnership, herein called the Grantee whether one or more, the following described real property in Douglas County, Nebraska:

(59-42341)

Parcel 1: Lot 6, West Dodge Plaza, an Addition to the City of Omaha, in Douglas County, Nebraska.

NE-SW

Parcel 2: That part of the NE¹/₄ of the SW¹/₄ of Section 16, Township 15 North, Range 12 East of the 6th P.M., in Douglas County, Nebraska, described as follows: Commencing at the NE corner of said NE¹/₄; thence South (assumed bearing) 869.93 feet on the East line of said NE¹/₄; thence West 91.82 feet to the point of beginning, said point being the NE corner of a tract of land referred to as "Parcel B" in a "Warranty Deed" recorded in Book 1454 at Page 33 of the Douglas County Records, said corner also being on the West line of 102nd Street; thence continuing West 874.74 feet on the North line of said "Parcel B" to the NW corner thereof; thence S05°39'19"E 247.20 feet on the West line of said "Parcel B"; thence East 859.00 feet on a line 36.00 feet North of and parallel with the South line of said "Parcel B" to the East line thereof; thence North 182.61 feet on the East line of said "Parcel B" and on the West line of 102nd Street; thence Northwesterly on the East line of said "Parcel B" and on the West line of 102nd Street on a 237.50 foot radius curve to the left, chord bearing N07°44'36"W, chord distance 63.97 feet, an arc distance of 64.15 feet to the point of beginning.

(01-60000)

(01-60000)

NESW
SESW

Parcel 3: That part of the East 1/2 of the Southwest 1/4 of Section 16, Township 15 North, Range 12 East of the 6th P.M., in Douglas County, Nebraska, more particularly described as follows: Commencing at the NE corner of the NE $\frac{1}{4}$; thence South (assumed bearing) 1433.93 feet on the East line of said NE $\frac{1}{4}$; thence West 83.20 feet to the point of beginning, said point being the SE corner of a tract of land referred to as "Parcel A" in a "Warranty Deed" recorded in Book 1454 at Page 33 of the Douglas County Records, said corner also being on the West line of 102nd Street; thence continuing West 779.80 feet on the South line of said "Parcel A" to the SW corner thereof; thence Northwesterly on the West line of said "Parcel A" on a 1025.92 foot radius curve to the right, chord bearing N19°18'30"W, chord distance 201.14 feet, an arc distance of 201.46 feet; thence N05°39'19"W 128.80 feet on the West line of said "Parcel A" and its Northerly extension; thence East 859.00 feet on a line 36.00 feet North of and parallel with the North line of said "Parcel A" to a point on the Northerly extension of the East line of said "Parcel A" said point also being on the West line of 102nd Street; thence South 318.00 feet on the East line of said "Parcel A" and its extension and on the West line of 102nd Street to the point of beginning.

NESW
SESW

Parcel 4: That part of the Southwest Quarter of Section 16, Township 15 North, Range 12 East of the 6th P.M., in the City of Omaha, in Douglas County, Nebraska, more particularly described as follows: Commencing at the Northeast corner of said Southwest Quarter; thence South (assumed bearing) 1433.93 feet on the East line of said Southwest Quarter; thence West 83.20 feet to the point of beginning, said point also being the Southeast corner of a tract of land deeded to Metro Lincoln-Mercury as described in Book 1454 at Page 33 of the Deed Records of Douglas County, Nebraska; thence continuing West 535.00 feet on the South line of said Metro Lincoln-Mercury tract; thence South 180.00 feet on a line 535.00 feet West of and parallel to the West line of 102nd Street; thence East 535.00 feet on a line 180.00 feet South of and parallel to the South line of said Metro Lincoln-Mercury tract, to the West line of 102nd Street; thence North 180.00 feet on the West line of 102nd Street to the point of beginning.

(01-60000)

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the GRANTEE and to GRANTEE'S successors and assigns forever.

And GRANTOR does hereby covenant with the GRANTEE and with GRANTEE's successors and assigns that GRANTOR is lawfully seized of said premises; that they are free from encumbrance, except those easements, restrictions and covenants of record.

That GRANTOR has good right and lawful authority to convey the same; and that GRANTOR warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

EXECUTED: December 3, 2014

Stan Olsen Auto Group, Inc.

Metropolitan Lincoln-Mercury, Inc.

By: Jane Olsen Huffeldt, President

By: James Olsen, President

STATE OF NEBRASKA)

) ss.

COUNTY OF DOUGLAS)

On December 31, 2014, before me, the undersigned, a Notary Public, duly commissioned and qualified in said County, personally came Jane Olsen Huffeldt, president of Stan Olsen Auto Group, Inc., a Nebraska corporation and James Olsen, President of Metropolitan Lincoln-Mercury, Inc., a Nebraska corporation known to be the identical person(s) whose name(s) is affixed to the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed.

Witness my hand and notarial seal the day and year last above written.

NOTARY PUBLIC

My commission expires: 10/12/16

